

TOWN AND COUNTRY PLANNING DEPARTMENT

The 8th December, 1966

No. 1695-2 TCP-66/29992.—With reference to Punjab Government Notification No. 3827-2TCP-65/4550, dated the 31st January, 1966 and in exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the final Development Plan along with the restrictions and conditions applicable to the controlled area covered by it (given in annexures A and B to the Development Plan) at Yamuna Nagar. The relevant plans of (i) existing land use Plan Drawing No. D.T.P.(A)/1172/65 and (ii) the Development Plan—Drawing No. D.T.P. (A) /1173/65 are appended hereto.

- (1) Drawing No. D.T.P.(A)/1172/65 .. (See page 92)
 (2) Drawing No. D.T.P. (A)/1173/65 .. (See page 93)

ANNEXURE A

Explanatory Note on the Development Plan for Controlled Area, Yamunanagar

1. *Introductory.*—The existing town of Yamunanagar is situated on the border of Punjab with Uttar Pradesh and falls on the rail and road link between Ambala and Saharanpur. The population of the town according to 1961 census is 51,700. An old town of Jagadhri exists within 5 miles of this town and its population is 32,652 according to 1961 census. This town is known throughout the country for its utensil making industry. The town of Yamunanagar came into being only after partition of the country on account of a good deal of industrial development in it, e.g., sugar mill, paper mill and various other large and small-scale industries and its population rose from 15,684 persons in 1951 to 51,700 persons in 1961. The two towns, namely, Yamunanagar and Jagadhri, which are situated close to each other, have different local bodies and it is presumed that in course of the time, looking to the development taking place, both these urban units will merge into one composite town. The population of two towns as per 1961 census is 84,352 persons. It is estimated that with the present pace of urbanization and the policy of the Government to promote industrial development, the population would rise to the tune of 2.67 lakhs in the course of 30 years. Such an increase will require at least an area of 8,900 acres to be urbanized thus requiring some immediate action to be taken to control any unplanned development over it.

2. *Objectives of Controlled Area.*—The town of Yamunanagar on account of growth in population has started sprawling in all directions and mainly in the direction of railway workshop, which is big employment centre. In order to check such a haphazard growth, the area immediately contiguous to the Western Municipal limits was declared as Controlled Area,—vide notification No. 447-2TCP-65/6852, dated 6th March, 1965, appearing in the *Punjab Government Gazette* of May 28, 1965.

3. *Boundaries of Controlled Area.*—The boundaries of the Controlled Area as shown on the Development Plan, Drg. No. DTP(A)/1173/65 are as under:—

North.—Katcha Rasta between village Ratauli and village Gobindpura .. AB

East.—Along the Western Municipal limits of Yamunanagar Municipal Committee .. BC

South.—Parallel to Pipli-Saharanpur Road at 660' distance from road boundary and thence perpendicular to it at M.S. 23 to cross it and further parallel to it. North wards at 660' distance from road boundary to meet the south of Katcha Rasta from village Harijan Basti to village Farekh Pur. Along the Katcha Rasta to boundary of Railway workshop land .. CDEFG

West.—Along Railway boundary and further along Katcha Rasta .. GHA

4. *Existing land use.*—The area within the controlled area boundary contains a few villages and a few slum-like residential colonies. A small area is covered with brick-kilns, brick-fields and a few small ponds. The area is predominantly level and is under agricultural use. There are two industries existing on the Pipli-Saharanpur Road and one Government Industrial Training Institute on the Workshop Road.

Proposals.—

5-a. *Location of major land uses.*—(1) The medium industry zone has been provided on either side of the Railway line.

(2) The light industry zone (Industry not needing railway siding and using electric power only) is provided on the north of Railway Workshop Road and bounded by the proposed bye-pass road, green belt and the controlled area boundary.

(3) Most of the area towards the north is under residential zone.

5-b. *Extent of area under major land uses.*—The provision of major land uses in the Development Plan of Controlled Area is as under:—

(1) Residential	..	645 Acres approximately
(2) Industrial—		
Light	Acres	
	160	} 370 " "
Medium	210	
(3) Business and Commercial	..	55 " "
(4) Wholesale markets and warehousing	..	30 " "
(5) Major open spaces	..	35 " "
(6) Major roads (main as well as sector roads)	..	158 " "
(7) Rural Zone	..	657 " "

Total

.. 1,950 " "

5 c. *Major road system*.—The major road system has been kept on the grid-iron pattern providing the following types of roads and their land reservation:—

V-1. Proposed Bypass	.. 65 metres (Total road reservation)
V-1-A. Existing Pipli-Saharanpur Road	..
V-2. The main commercial street	.. 45 metres width
V-3. Road around sectors	.. 32 metres width

5 d. *Rural zone and non-conforming uses*.—(I) A sizable area covering approximately 657 acres has been preserved as "Rural Zone". This zone would, however, not eliminate the essential building development within it, such as the extension to the existing villages contiguous to the Abadi-deh, if undertaken under a project approved or sponsored by the Government and provision of other ancillary facilities necessary for the maintenance and improvement of this rural area.

(II) The existing industries have been allowed to stay within the meaning of "Non-conforming land uses" as shown in the zoning regulations attached with the Development Plan.

6. *Zoning Regulations*.—The legal sanctity to the proposal regarding land use is being given effect to by a set of zoning regulations which form part of this Development Plan. These regulations will govern the change of land use and standards of development. They also detail out allied and ancillary uses and stipulate that all development and change of land use shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plans for each sector in order to guide the development and to enforce proper control.

ANNEXURE B

ZONING REGULATIONS

Governing use and development of land in the Controlled Area—Yamunanagar, as shown in Drg. No. DTP(A)/1173/65

I. *General*.—(i) These zoning regulations, forming part of the Development Plan for the Controlled Area around Yamunanagar, shall be called Zoning Regulations of the Development Plan for the Controlled Area—Yamunanagar.

(ii) The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder.

II. *Definitions*.—In these regulations :—

- (a) "Approved" means approved under the rules ;
- (b) "Building Rules" means Rules contained in Part VII of the rules ;
- (c) "Drawing" means Drawing No. DTP (A)/1173/65 ;
- (d) "Floor Area Ratio" means the ratio, expressed in percentage, between the total floor area of a building on all floors and the total area of the site ;
- (e) "Group Housing" means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities ;
- (f) "Light Industry" means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power and other means except solid fuels ;
- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example, bakeries, ice-cream manufacturing, aerated waters, atta chakies with power, laundry, dry cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of household utensils, shoe-making and repairing, fuel depots, etc., provided that no solid fuel is used in them ;
- (h) "Material Date" means 6th March, 1965, on which date the land within the Controlled Area was notified,—vide Punjab Government Notification No. 447-2TCP-65/6852, dated 6th March 1965 appearing in the Punjab Government Gazette of May 28, 1965 ;
- (i) "Medium Industry" means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours ;
- (j) "Non-Conforming Use" in respect of any land or building in a Controlled Area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan ;
- (k) "Public Utility Buildings" means any building required for running of public utility services such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire-station ;
- (l) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 ;

- (m) "Sector Density" and "Colony Density" shall mean the number of persons per acre in sector area or colony area as the case may be.

'Explanation'—(a) In this definition the 'Sector Area' or 'Colony Area' shall mean the area of the sector or of the colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony, excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

(b) For the purposes of calculation of sector density or colony density, it shall be assumed that 50 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.

(n) "Site Coverage" means the ratio, expressed in percentage, between the area covered by the ground floor of a building and the area of the site;

(o) The terms 'Act', 'Colony', 'Colonizer', 'Development Plan', 'Sector', and 'Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965; and

(p) Any other term used but not defined shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. *Major Land Uses/Zones*.—(i) For purpose of these regulations, the several parts of the Controlled Area indicated on the drawing shall be reserved for the following major land uses and be designated as such:—

- (i) Residential zone;
- (ii) Light industry zone;
- (iii) Medium industry zone;
- (iv) Business and commercial;
- (v) Wholesale marketing and warehousing zone;
- (vi) Major open spaces;
- (vii) Reservations for major roads;
- (viii) Non-conforming uses;
- (ix) Rural zone.

IV. *Division into Sectors*.—Major land uses mentioned at serial Nos. (i) to (v) in Regulation III above which are land uses for building purposes, have been divided into sectors, as shown bounded by the major road system (including the land reservations for the roads).

V. *Detailed land uses within Major Uses*.—Main, ancillary and allied uses, which subject to other requirements of these regulations and of the rules, may be permitted in the respective major land use zone, are listed in Appendix A sub-joined to these regulations.

VI. *Sectors not ripe for Development*.—Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their land use or allow construction of buildings thereon, from considerations of compact and economical development of the Controlled Area, till such time as availability of water-supply, drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

VII. *Sectors to be developed exclusively through Government Enterprise, etc.*—(1) Change of land use and development in sectors meant for general business and commercial as well as for the wholesale market and warehousing shall be taken exclusively through the Government or a Government undertaking or a public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

Notwithstanding the provision of clause (1) above, the Government may reserve, at any time, any other sector for development exclusively by it or by the agencies mentioned above.

VIII. *Land reservation of Major Roads*.—(1) Land reservation of major roads shall be as under:—

- | | |
|--|---|
| (i) Major road indicated as V-1 on the Drawing (By-pass) | 65 meters road reservation plus 100 meter green belt on either side where no building construction is allowed, viz., a total of 265 meters. Entry from the bye-pass to the various urbanisation zones shall be permitted only from specified points to be determined by the Director. |
| (ii) Major road indicated as V-1A on the Drawing | Existing width plus 30 meters on either side (where no building construction is allowed) |
| (iii) Major road marked as V-2 on the Drawing | 45 meters |
| (iv) Major roads indicated as V-3 on the Drawing (roads along the boundaries of sectors) | 32 metres |

(2) Width and alignment of other roads shall be as per sector plans or as per approved layout plans of colonies.

IX. *Building Restrictions*.—The development plan to conform to sector plan and zoning plan—

Except as provided in regulation X, no land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan or the approved colony plan in which the land is situated.

X. *Industrial Non-Conforming Uses*.—With regard to the existing industries shown in zones other than industrial zones in the development plan, such industrial non-conforming uses shall be allowed to continue provided that the owner of the industry concerned:—

- (a) undertakes to pay to the Director, as determined by him, the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf, and

(b) during the interim period, makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

XI. *Discontinuance of non-conforming uses.*—(i) If a non-conforming use of a land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.

XII. *Density size and distribution of plots.*—(i) Every residential sector shall be developed to the sector density prescribed for it subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(ii) In the case of a residential colony allowed under regulation IX, the colony density of the colony area shall not exceed the limits laid down below :—

For area up to 250 acres .. 60

For area larger than 250 acres .. 45

XIII. *Individual sites to form part of approved Layouts.*—No permission for erection of building on a plot shall be given unless :—

(i) the plot forms a part of an approved colony, or the plot is such for which relaxation has been granted as provided in Regulation X above ; and

(ii) the plot is accessible through a road laid out and constructed up to the situation of the plot to the satisfaction of the Director.

XIV. *Site coverage and height of bulk of Buildings in various uses.*—Site coverage and height up to which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, the maximum site coverage and the floor area ratio shall, subject to architectural control, as may be imposed under Regulation XVII, be as under :—

Type of use	Maximum coverage on ground floor	Maximum floor area ratio
		Per cent
(i) Group housing ..	33 $\frac{1}{3}$ per cent	150
(ii) Government offices ..	25 per cent (including parking and garages)	150
(iii) Commercial plots within Central business zone ..	50 per cent if air-conditioning is not done and 75 per cent if done	150
(iv) Commercial plots within neighbourhood shopping centre	50 per cent	125
(v) Warehousing ..	75 per cent	150

53. XV. *Building lines in front side and Rear.*—These shall be provided in accordance with rules 51, 52 and

XVI. *Architectural Control.*—Every building shall conform to architectural control wherever and if any specified in the architectural control sheets prepared under rule 50.

XVII. *Relaxation.*—In the case of any land lying in Rural Zone, Government may relax the provisions of this Development Plan :—

(a) for use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date and the colonizer secures permission for this purpose as per rules ; and

(b) for use of land as an individual industrial site (as distinct from an industrial colony), provided that :—

(i) the land was purchased prior to the material date ;

(ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone ;

(iii) the owner of the land secures permission for building as required under the rules ; and

(iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

XVIII. *Farm Houses.*—Farm houses in rural zone outside the abadi deh of the village may be allowed where agricultural land attached with such houses exceeds 2 acres on the following conditions :—

(i) Plinth area on the following standards shall be allowed :—

For the first 2 acres .. 500 sft.

For every additional acre ..

150 sft. subject to maximum of 1,500 sft. as the plinth area

(ii) They are constructed single storey with height not exceeding 16 feet.

(iii) There shall be a minimum distance of 50 feet from the edge of property on all sides provided further that where the agricultural lands abut on a road, house shall be constructed with a minimum set-back from the edge of the right of way of the road as under —

	Feet
(a) where the road connects only two villages ..	100
(b) along roads other than scheduled roads ..	300
(c) along scheduled roads including by passes ..	500

XIX. The Government may in cases of hardship or with a view to save any structures constructed before the material date, relax any of the provisions of the development on principles of equity and justice on payment of such development charges and on such conditions as it may deem fit to impose.

APPENDIX 'A'

I. RESIDENTIAL ZONE

- (i) Residence
- (ii) Boarding houses
- (iii) Social community religious and recreative buildings.
- (iv) Public utility buildings
- (v) Educational buildings—all types of schools and where necessary colleges
- (vi) Health Institutions
- (vii) Retail shops and restaurants
- (viii) Commercial and professional offices
- (ix) Cinemas.
- (x) Local Service Industries.
- (xi) Petrol-filling stations and service garages
- (xii) Bus stands and Bus stops.
- (xiii) Tonga, taxi, scooter and Rickshaw stands
- (xiv) Nurseries, green houses.
- (xv) Any other need ancillary to residential use.

As required for the local needs of major use and at sites, earmarked for them in the sector plan or in the approved lay-out plans of the colonies

II. LIGHT INDUSTRY ZONE

- (i) Light Industry
- (ii) Local Service Industry
- (iii) Warehousing and storage
- (iv) Public utility buildings, community recreative and social buildings, retail shops
- (v) Parking, loading and unloading areas
- (vi) Bus stops, taxi, tonga and rickshaw stands
- (vii) Petrol-filling stations and service garages

As required for the local needs of the area and as per sites shown on the sector plans and/or on the approved plan of the colony.

III. MEDIUM INDUSTRY ZONE

- (i) Medium Industry
- (ii) All uses allowed within light industry zone

IV. BUSINESS AND COMMERCIAL

- (i) Retail shop
- (ii) Restaurants and entertainment places including cinemas and theatres
- (iii) Business and professional offices
- (iv) Residences on the first and higher floor
- (v) Warehousing and covered storage
- (vi) Local service industry
- (vii) Civic, cultural, social and community buildings
- (viii) Local and Government offices
- (ix) Public utility buildings
- (x) Petrol filling-stations and service garages
- (xi) Loading and unloading yards
- (xii) Parking spaces, bus stops, taxi, tonga and rickshaw stands
- (xiii) Fish and fruit and other markets
- (xiv) Any other use which Government in the public interest may decide

As per sites shown on the sector plans and zoning plans.

V. WHOLESALE MARKETING AND WAREHOUSING ZONE

- (i) Wholesale markets, wholesale and retail shops and storages
- (ii) Business offices and restaurants.
- (iii) Residences if located in the first or higher floors.
- (iv) Public utility buildings.
- (v) All accessory uses clearly incidental to above use including petrol filling stations, service garages, truck stands loading and unloading yards, open spaces, etc.

USE STRICTLY PROHIBITED

Storage of petroleum and other inflammable material.

VI. MAJOR OPEN SPACES

- (i) Parks and playgrounds, nurseries, open air theatres and buildings ancillary thereto including dwellings for watch and ward staff.
- (ii) Parking areas.
- (iii) Restaurants, shops for eatables in the areas, i.e., parks at approved places.
- (iv) Public utility buildings.
- (v) Agricultural and horticulture at approved places and for approved periods.

VII. RURAL ZONE

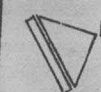
- (i) Agricultural, horticultural, dairy and poultry farming.
- (ii) Village houses within a Abadi Deh.
- (iii) Farm houses outside Abadi Deh subject to restrictions as laid down in Regulation XVIII
- (iv) Expansion of existing villages contiguous to Abadi Deh, if undertaken under a project approved or sponsored by the Central or State Government
- (v) Milk chilling stations and pasteurization plants
- (vi) Bus and Railway stations
- (vii) Airports with necessary buildings
- (viii) Wireless
- (ix) Weather Stations
- (x) Land drainage, irrigation and hydro-electric works
- (xi) Hydro-electric transmission lines and poles
- (xii) Cremation and burial grounds
- (xiii) Mining and extractive operations including lime and brick-kilns, stone quarries and crushing subject to rules and at approved sites
- (xiv) Petrol-filling Stations
- (xv) Any other use which Government may in public interest decide

At approved sites and with special permission of the Director.

SAROOP KRISHAN,

Chief Secretary to Government Haryana,
(Town and Country Planning Department.)

YAMUNA NAGAR

EXISTING LAND USE PLAN
CONTROLLED AREA

660 330 0 660 1320 1980 2640

SCALE 8 INCHES TO A MILE

LEGEND

- BOUNDARY OF THE CONTROLLED AREA
- EXISTING ROADS
- EXISTING RASTAS
- RAILWAY LINE & STATION
- EXISTING VILLAGES
- EXISTING INDUSTRIES
- OTHER EXISTING STRUCTURES
- WATER SHEETS
- LAND UNDER AGRICULTURAL & ALLIED USES INCLUDING WASTE LANDS

DEPARTMENT OF TOWN & COUNTRY PLANNING
HARYANA CHANDIGARH

DRAWING NO. D.T.P. (A) 1172 /65

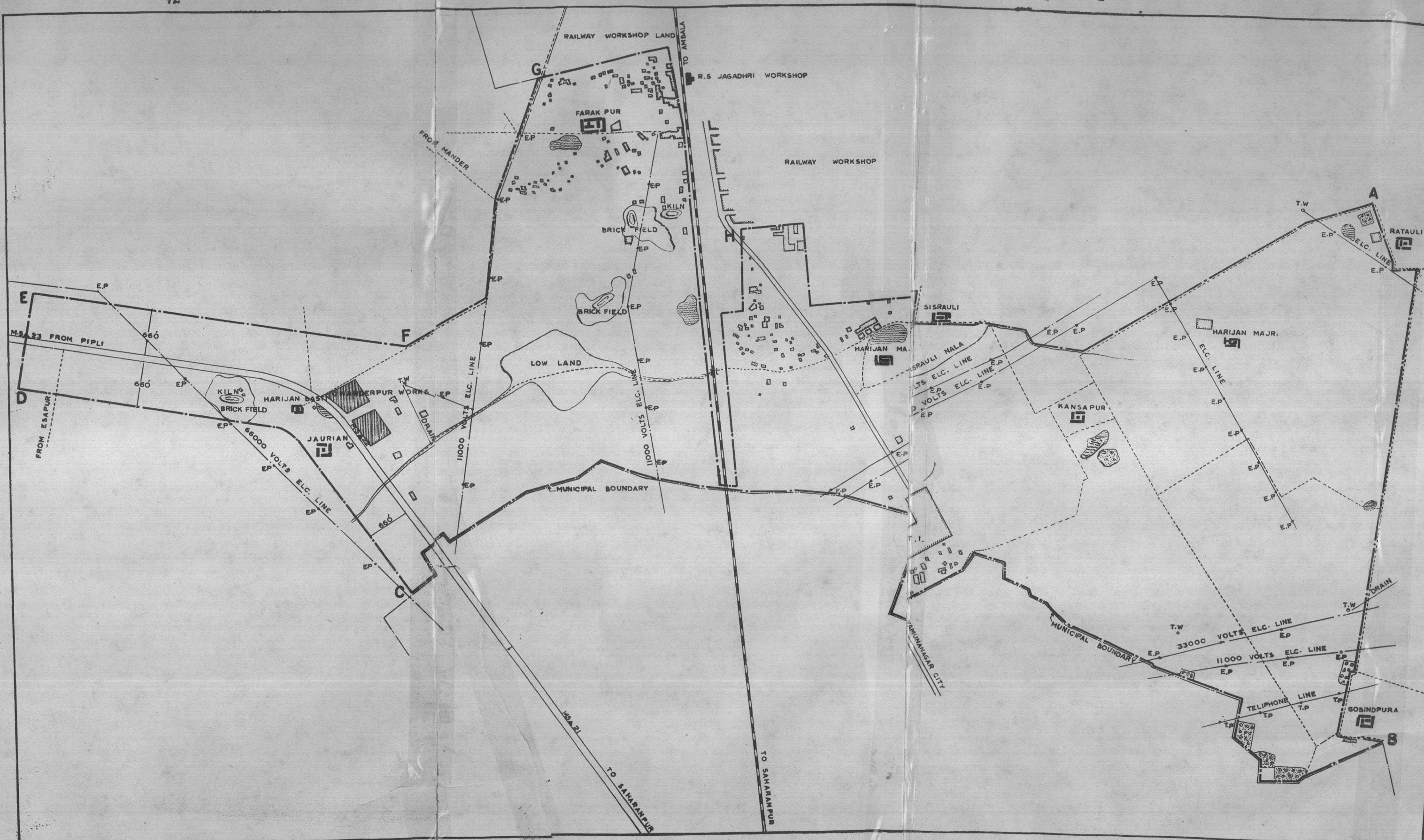
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DIV. TOWN PLANNER

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SENIOR TOWN PLANNER

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DIRECTOR T.C.P.



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YAMUNA NAGAR

DEVELOPMENT PLAN FOR
CONTROLLED AREA.

DRAWING SHOWING LAND USE PROPOSALS

N 660 330 0 660 1320 1980 2640

SCALE 8 INCHES TO A MILE

LEGEND

EXISTING FEATURES

- EXISTING BOUNDARY OF CONTROLLED AREA
- EXISTING ROADS
- EXISTING VILLAGES
- EXISTING RAILWAY LINE & RLY. STATION
- EXISTING INDUSTRIES WITHIN RURAL ZONE
- OTHER EXISTING STRUCTURES WITHIN RURAL ZONE

PROPOSAL

- RESIDENTIAL
- LIGHT INDUSTRY
- MEDIUM INDUSTRY
- BUSINESS & COMMERCIAL
- WHOLE SALE MARKETS & WARE HOUSING
- GREEN BELTS & MAJOR OPENSACES
- BYE PASS
- OTHER MAJOR ROADS
- RURAL ZONE

DEPARTMENT OF TOWN & COUNTRY PLANNING
HARYANA CHANDIGARH

DRAWING NO. D.T.P (A) 1173/65

DE. LT BY

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